



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

FEBRUARY 20, 2003

PRESENT: Fruit, Martin, Pyle

ABSENT: Kennett

LATE: None

STAFF: Senior Planner (SP) Linder, and Associate Planner (AP) Tolentino

REGULAR MEETING

Vice-Chair Martin called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Vice Chair Martin opened/closed the public hearing.

NEW BUSINESS:

1. **SITE REVIEW AMENDMENT, SRA-01-08/EXTENSION OF TIME, EOT-03-02: TENNANT-JOHNSON LUMBER:** A request for approval of an extension of time for a site, landscape and architectural plan approval granted for the construction of a 20,081-sf building addition to the existing 7,564-sf Johnson Lumber facility located on the south side of Tennant Avenue. Also requested is the approval of some minor exterior modifications to approved architectural plans for the building addition.

BOARD MEMBERS PYLE/FRUIT MOTIONED TO APPROVE RESOLUTION NO. 03-001 AS AMENDED TO INCLUDE THE ARCHITECTURAL AMENDMENTS PROPOSED BY THE APPLICANT AND WITH THE FOLLOWING CONDITIONS:

- The one-way drive aisle shall have a minimum width of 20 ft.
- Provide a 7 ft. end planter near the check out island by reducing the width of the adjacent stalls to compact size.
- The windows for the office area shall be recessed 4 inches.
- The windows for the retail area shall be recessed 6 inches.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: MARTIN, PYLE, FRUIT
NOES: NONE
ABSTAIN: NONE
ABSENT: KENNETT

2. **SITE REVIEW, SR-03-01: CONDIT-CITY OF MORGAN HILL AQUATIC COMPLEX:**
A request for site, architectural and landscape plan approval for phase I of the City of Morgan Hill Aquatic Complex proposed on a 8.7 acre parcel located on the south east quadrant of the intersection of Condit Rd. and Barrett Ave. Phase I will include recreation, competition and instructional pools, a 5,523 sq. ft. pool house, water slides, spray ground facility and supporting parking lot and landscape improvements.

BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION 03-002 WITH THE FOLLOWING MODIFICATIONS:

1. Delete conditions X.4 and X.5. Replace with condition requiring curvilinear sidewalks with berming and shrubs to screen the parking lot area. Provide breaks within the shrub plantings to allow for pedestrian access.
2. Delete condition X.6
3. Modify condition X.7 to replace "screened from view" with "made a building design element".
4. Delete condition X.8
5. Additional landscape screening (berm and shrubs) shall be provided along the easterly property line
6. Evergreen trees such as Coast Redwoods or evergreen Oaks need to be added to the plant palette.
7. Provide textured pavement connection from the parking lot area to project main entry. The connection shall be flush with textured pavement within plaza and shall connect handicap parking to the plaza entry.
8. The curb height around the plaza area shall transition from flush at the pedestrian entry area to 6 inches around the remainder of the drop-off area.
9. Add a condition requiring that the plan details of the parking lot lighting, building attached lighting, perimeter fencing, bollards, trash receptacles and gate materials be returned to the Board for review and approval prior issuance of a building permit.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: MARTIN, PYLE, FRUIT

NOES: NONE

ABSTAIN: NONE

ABSENT: KENNETT

OTHER BUSINESS: None

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, Vice Chair Martin adjourned the meeting at 8:20 p.m.

MINUTES PREPARED BY:

TERRY LINDER